Exhibit "A"

Case 2:14-bk-10349-ER Doc 84-1 Filed 11/26/14 Entered 11/26/14 23:48:47 Desc Exhibits A-C Page 2 of 34

Borrower/Client	JORGE ANDRADE		File No.	18821121
Property Address	10580 Horse Creek Ave			
City	Sunland	County LOS ANGELES	State CA	Zip Code 91040
Lender	BAYVIEW LOAN SERVICING	·	•	

TABLE OF CONTENTS



Exterior-Only	1
Additional Comparables 4-6	7
General Text Addendum	8
Market Conditions Addendum to the Appraisal Report	9
USPAP Identification	10
UAD Definitions Addendum	11
Location Map	14
Aerial Map	15
Plat Map	16
Subject Photos	17
Comparable Photos 1-3	18
Comparable Photos 4-6	19
Photograph Addendum	20
Appraiser License	21
E & 0 INSURANCE	22

Case 2:14-bk-10349-ER Doc 84-1 Filed And Annual Entered 11/26/14 Entered 1

The purpose of this summary appraisal repo	rt is to provid	e the lender/client v	vith an a	accurate, and adequat	tely suppo	rted, opi	inion of the ma	arket value	of the subject	property.
Property Address 10580 Horse Creek Ave	Э			City Sunland				CA	Zip Code 9104	40
Borrower JORGE ANDRADE		Owner of Pu	blic Reco	rd ANDRADE JOF	RGE E/LA	NDAET	ra jacq Coui	nty LOS/	ANGELES	
Legal Description TR=34567 LOT 59										
Assessor's Parcel # 2528-035-017				Tax Year 2013				Taxes \$ 9	,	
Neighborhood Name SUNLAND	a n#	Cooriel Asso	a a ma a m ta	Map Reference	503-B3	PUI		sus Tract 1		nor month
Occupant	Leasehole	Special Asse d Other (desc		\$ 0		Pul	D HOA\$o		_ per year	per month
Assignment Type Purchase Transaction				(describe) SERVICII	NG					
Lender/Client BAYVIEW LOAN SERVIC				Ponce De Leon Blvd		or. Mian	ni. FL 33146			
Is the subject property currently offered for sale									Yes 🛭 No	
Report data source(s) used, offering price(s), a	ınd date(s).	MULTIPLE LIST	ING SEI	RVICE(LOCAL MRI	ИLS)					
I did did not analyze the contract for performed.	r sale for the su	ubject purchase trans	saction. E	xplain the results of the	e analysis (of the co	ntract for sale o	r why the a	analysis was not	
∑ Contract Price \$ Date of Con	ntrant	la the area	orty collor	the owner of public re	oord? [Yes	No Data S	Cource(c)		
Is there any financial assistance (loan charges,									Yes	No
Is there any financial assistance (loan charges, If Yes, report the total dollar amount and descri			mont assi	starios, etc., to be paid	a by uny po	arty on be	ondii oi uio boii	SWGI:		
•										
Note: Race and the racial composition of the										
Neighborhood Characteristics				t Housing Trends			One-Unit H		Present Lan	
			Increasin	<u> </u>	Declir		PRICE	AGE	One-Unit 2-4 Unit	85 %
Built-Up 🔀 Over 75% 🗌 25-75% 🗍 Growth Rapid 🖂 Stable		Marketing Time	Shortage			Supply 6 mths	\$ (000) 756 Low	(yrs) 1	Multi-Family	5 % 5 %
Neighborhood Boundaries BOUNDARIES				IA AVE TO THE EAS			1,300 High		Commercial	5 %
Growth Rapid Stable Neighborhood Boundaries BOUNDARIES BLVD TO THE SOUTH, GLENOAKS BLV			O I I	IAAVE TO THE EA	01, 0011	LAND	1,000 Pred.		Other	%
			TABLISH	HED COMMUNITY R	KNOWN	AS SUN			OME EVIDENC	DE OF
Neighborhood Description THE SUBJECT NEW IMPROVEMENTS AND ROOM AD										
ARE LOCATED WITHIN 3 MILES RADIU										
Market Conditions (including support for the ab		•		ARKETING TIME IN						
CONVENTIONAL, FIXED AND ADJUSTA	ABLE FINAN	CING ARE AVAILA	ABLE IN	THE AREA. NO FI	INANCIN	G CON	CESSIONS O	R CREAT	TIVE FINANCIN	IG WERE
NOTED. Dimensions SEE ATTACHED PLAT MAP		Area 1.0	2 00	Sha	ape IRRE	CULAE		View B;	Mtn	
Specific Zoning Classification LARA				SINGLE FAMILY R			ζ	AICM B	ivitri;	
	conformina (G	randfathered Use)				<u> </u>				
Is the highest and best use of subject property					ent use?	\boxtimes	Yes No	If No, de:	scribe	
Utilities Public Other (describe)		Public	Other ((describe)			ovements - Typ	e		Private
Electricity 🗵 🗌		ater 🔀 anitary Sewer 🖂				t ASPI				Н_
		anitary Sewer 🔀 NA Flood Zone 🗴		FEMA Map # 060		NON		FEMA Man	Date 09/26/20	000
Are the utilities and off-site improvements typic			es \square	No If No, describe	03701000	OI .		1 Emiliana	5 But 03/20/20	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Are there any adverse site conditions or externa					ınd uses, e	tc.)?	Yes	⊠ No	If Yes, describe	
TYPICAL CUL-DE-SAC LOT FOR THE	AREA. NEITH	HER APPARENT E	ASEME	NT, ENCROACHM	ENTS NO	R OTH	IER DETRIME	NTAL CO	ONDITIONS NO	OTED.
O () He al fee Diversity of Observations of	D	7 A			1 T D		7 Die lees		D	
Source(s) Used for Physical Characteristics of Other (describe) NDCDATA & REALIS		Appraisal Files	⊠ MLS	Assessment and Data Source for Gro			☐ Prior Inspecti REALIST & NE		Property Owner	
General Description		neral Description		Heating/Cooling	iss Living F		nenities	T	Car Storage	_
Units One One with Accessory Unit	Concrete		ce D	✓ FWA HWBB			ace(s) # 1	None		_
# of Stories 2	Full Baser			Radiant			stove(s) # o	☑ Drive		ars 2
Type 🖂 Det. 🗌 Att. 🔲 S-Det/End Unit	Partial Ba	sement Finishe	d	Other		Patio/[Deck NONE	Driveway	Surface CON	NCRETE
	Exterior Walls	STUCCO/		uel GAS	\triangleright		PORCH	Gara		
Design (Style) MEDIT	Roof Surface	TILE/AVG	V.	Central Air Conditio	ning		NONE	Carp		
Year Built 2004		wnspouts METAL/A\		Individual	L		NONE	Attac		ached
Effective Age (Yrs) 10 Appliances Refrigerator Range/Oven	Window Type Dishwas			Other rowave Washer/[Dryer [NONE describe)	Built	-IN	
	6 Rooms	4 Bed		4.0 Bath(s		3.880	,	of Gross I	iving Area Above	Grade
 ☐ Finished area above grade contains: ☐ Additional features (special energy efficient item 				TERIOR INSPECTION			o oqualo roci	01 G1033 L	IVING AIGA ABOVO	arado
Notational foliation (opcolar shorgy shinling work	110, 010.)	IONE NOTED DOL	- TO LX	TERIOR INOF EOTI	ON ONL					
Describe the condition of the property and data	source(s) (inc	cluding apparent need	led repair	s, deterioration, renova	tions, remo	odeling, e	etc.)C3;T	HE SUB	JECT IS IN AVE	ERAGE
CONDITION. NO FUNCTIONAL OR EXT	TERNAL DEF	PRECIATION IS NO	OTED A	ND NO MAJOR REI	PAIR IS N	NEEDE	D. SUBJECT '	WAS BUI	LT WITH AVER	RAGE
QUALITY.										_
-										
Are there any apparent physical deficiencies or	adverse condi	tions that affect the li	vahility o	nundness or structura	al integrity o	of the pro	nnerty?	Yes D	⊠ No	
If Yes, describe.	au roido Otiiul	aono matanott tiit II	·ubility, 3	oundinger, or audituited	a micognity (or and pil	opury:	100 [/		
100, 00001.20										
		<u> </u>								
Does the property generally conform to the neighborship	,				:.)?		Yes 🗌 No If	No, descri	be.	
APPRAISER NOT ABLE TO CHECK THI	E UTILITY, D	UE TO EXTERIOR	RINSPE	CTION ONLY.						

Case 2:14-bk-10349-ER Doc 84-1 Filed 11/26/14 Entered 11/26/14 Entered 11/26/14 Exhibits A-C Page 4 of 34 Exterior-Only Inspection Residential Appraisal Report File # 18821121

There are 4 comparab	lo proportio	o ourronth	, offere	d for onlo	in H	he subject neighborh	and ra	naina in	nrina	from ¢	750 000		+0 4	4 0	00 000	
															00,000	· · ·
			t neigni			the past twelve mon	uis rar)			,295,00	
FEATURE	SUB	JEGT		COMPA	AKABI	LE SALE # 1		COM	PAKABI	LE SALE ;	# 2		COM	PAKAB	LE SALE	#3
Address 10580 Horse Cree	k Ave		9829	McBroom	m St		1090	0 Oak I	Mounta	ain Pl		1096	1 Oak I	Mounta	ain PI	
Sunland, CA 9104	0		Sunla	and, CA 9	91040	0	Shad	low Hills	s, CA S	91040		Shade	ow Hills	s, CA 9	91040	
Proximity to Subject				miles E				miles V					miles V			-
Sale Price	\$		0.021	iiiico L		\$ 1,195,000		TIMOS V		 \$	1,025,000		TIIICO V		\$	925,000
		sq.ft.	ф	000.00				000.07		_	1,025,000		000.07		_	925,000
Sale Price/Gross Liv. Area	\$	Sq.it.		269.20			\$	269.67					220.87			
Data Source(s)						4865;DOM 86				16;DOM						OM 124
Verification Source(s)						1 DOC #716534				4 DOC #					7 DOC #	1032219
VALUE ADJUSTMENTS	DESCR	IPTION	DE	SCRIPTIO	N	+(-) \$ Adjustment	DE	SCRIPT	ION	+(-)\$	Adjustment	DE	SCRIPT	ION	+(-)\$	Adjustment
Sales or Financing			ArmL	.th			Arml	_th				ArmL	th			
Concessions			Conv				Conv					Conv				
Date of Sale/Time				4;c06/14	1			14;c12/	13			_	4;c09/	1/1		-
Location	NuDani				•				13	_				14		-
	N;Res;		N;Res				N;Re					N;Res				
Leasehold/Fee Simple	Fee Simp	ole		SIMPLE				SIMPLI	E				SIMPLI	E		
Site	1.03 ac		1.11 a	ac		-3,700	27,1	56 SF			+17,700	27,32	6 SF			+17,500
View	B;Mtn;		N;Res	s;		+10,000	B;Mt	n;				B;Mtr	1;			
Design (Style)	DT2;ME	TIC	DT2;	MEDIT			DT2;	MEDIT				DT2;N	MEDIT			
Quality of Construction	Q3		Q3				Q3					Q3				
Actual Age	10		24			+1,400						10				
Condition			C3			11,400						C3				-
	C3	ma Dette	_	Dd) o.t		C3	D.d	D-41	 			Dd	D-#	 	
Above Grade	Total Bdr				Baths			Bdrms.	_		-5,000			Baths		-5,000
Room Count	6 4		6		4.0		7	5	4.1		-2,500		5	5.0		-5,000
Gross Living Area	3,	380 sq.ft.		4,439	sq.ft.	-16,800		3,801	sq.ft.		0		4,188	sq.ft.		-9,200
Basement & Finished	0sf		0sf				0sf					0sf				
Rooms Below Grade																
Eupotional Utility	AVERAG	F	AVEF	RAGE			A\/FI	RAGE				AVEF	RAGE			
Heating/Cooling				, CAC				, CAC				FWA				
Energy Efficient Here a	FWA, CA									 					-	
Energy Efficient Items	NONE		NON				NON			 		NON				
Garage/Carport	2ga2dw		3gbi3			-5,000					-5,000					-5,000
Porch/Patio/Deck	PORCH		POR	СН			POR	CH				POR	CH			
Heating/Cooling Energy Efficient Items Garage/Carport Porch/Patio/Deck POOL ORIGINAL. LIST PRICE SALE-TO-LIST RATIO Net Adjustment (Total)	NONE		NON	E			POO	L		L	-10,000	POOI				-10,000
ORIGINAL. LIST PRICE	N/A			95,000		0		95,000	-			\$1,22		-		0
SALE-TO-LIST RATIO	N/A		92%				73%	,				75%	,			0
Net Adjustment (Total)	14/7 (0270	1+ 🖂] -	\$ -14,100] + [◁ -	\$	-4,800	_	+ [₹ -	\$	-16,700
Adjusted Cala Price			Not Ac		.2 %	-14,100			0.5 %	Ψ	-4,000		_		Ψ	-10,700
Adjusted Sale Price			Net Ac				Net A					Net Ac	•	1.8 %		
of Comparables I			Gross		3.1 %				3.9 %	\$	1,020,200	Gross	Aaj.	5.6%	\$	908,300
II	the cale or	transfer hi	istory of	the subje	ct pro	perty and comparable	sales.	If not, ex	xplain							
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			iles or tr	ransfers of	f the s	subject property for the		years pr	ior to th	ne effective	e date of this	apprais	sal.			
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Case 2:14-bk-10349-ER Doc 84-1 Filed 11/26/14 Entered 11/

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COMPS RESEARCH AND RESULTS: SEARCH BEGAN WITH PROPERTIES WITH GLA BETWEEN 3,000 TO 5,000 S 50,000 SQFT AND WITHIN 1 MILE, SAME CITY AND 10 MONTHS. THIS RESU	OFT 4 EREPROMES	C DATUDOO	MC LOT CIZE D	CTA/CCAL	27 000 TO
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GENERAL COMMENTS:					
THE PURPOSE OF THE APPRAISAL IS TO ESTIMATE THE FAIR MARKET VAI	LUE OF THE SUBJECT PROF	PERTY, AS IN	MPROVED, IN FE	E SIMPLE	,
UNENCUMBERED BY ANY LIENS. THE APPRAISAL REPORT HAS BEEN COM					
PROFESSIONAL APPRAISAL PRACTICE (USPAP).					
THE SCOPE OF THE APPRAISAL INCLUDE A PRELIMINARY MARKET SEARC		SUBJECT PF	ROPERTY EXTER	RIOR ONL'	Υ,
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INSPECTION AND VERIFICATION WITH PUBLIC RECORDS.	GANDING THE SUBJECT FR	OFERIT WE	IS MOSTET BT F	ENSONAL	
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COMPARABLE DATA SEARCHES ARE THROUGH NDC DATA PUBLIC RECOF	RDS, MLS AND TITLE COMPA	ARABLE PRO	FILES.		
	THE UNIFORM STANDARDS	OF BROKES	SIONAL PRACT	ICE /LISDA	ID)
THE APPRAISAL REPORT HAS BEEN COMPLETED IN ACCORDANCE WITH	THE OTTH OTTH OTTH OTTH	OFFROFES	OIOITALITAGI	ICE (USFA	AP).
		OF PROFES	OIONALTTAOT	ICE (USFA	AP).
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Case 2:14-bk-10349-ER Doc 84-1 Filed 11/26/14 Entered 11/26/14 Exhibits A-C Page 6 of 34

Exterior-Only Inspection Residential Appraisal Report File # 18821121

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended user, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a visual inspection of the exterior areas of the subject property from at least the street, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

The appraiser must be able to obtain adequate information about the physical characteristics (including, but not limited to, condition, room count, gross living area, etc.) of the subject property from the exterior-only inspection and reliable public and/or private sources to perform this appraisal. The appraiser should use the same type of data sources that he or she uses for comparable sales such as, but not limited to, multiple listing services, tax and assessment records, prior inspections, appraisal files, information provided by the property owner, etc.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 4. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
- 5. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Exterior-Only Inspection Residential Appraisal Report File # 18821121

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a visual inspection of the exterior areas of the subject property from at least the street. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
- 9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area.
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.

Case 2:14-bk-10349-ER Doc 84-1 Filed 11/26/14 Entered 11/26/14 Exhibits A-C Page 8 of 34

Exterior-Only Inspection Residential Appraisal Report File # 18821121

- 20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.
- 21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
- 22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
- 24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- 25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER	SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature	Signature
Name JOHN C. PAN	Name
Company Name JMD APPRAISALS, INC	Company Name
Company Address 155 NORTH LAKE AVENUE #842	Company Address
PASADENA, CA 91101	
Telephone Number (626) 279-7899	Telephone Number
Email Address admin@jmdintegration.com	Email Address
Date of Signature and Report 10/11/2014	Date of Signature
Effective Date of Appraisal 10/10/2014	State Certification #
State Certification #	or State License #
or State License # AL042283	State
or Other (describe) State #	Expiration Date of Certification or License
State CA	
Expiration Date of Certification or License 03/27/2015	SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED	☐ Did not inspect exterior of subject property
10580 Horse Creek Ave	 Did inspect exterior of subject property from street
Sunland, CA 91040	Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$ 1,000,000	
LENDER/CLIENT	COMPARABLE SALES
Name SERVICELINK	☐ Did not inspect exterior of comparable sales from street
Company Name BAYVIEW LOAN SERVICING	Did inspect exterior of comparable sales from street
Company Address 4425 Ponce De Leon Blvd., 4th Floor, Miami, FL	Date of Inspection
33146	
Email Address	

Freddie Mac Form 2055 March 2005

UAD Version 9/2011 Page 6 of 6

Case 2:14-bk-10349-ER Doc 84-1 Filed 11/26/14 Entered 11/26/14 Entered 11/26/14 Exhibits A-C Page 9 of 34 Exterior-Only Inspection Residential Appraisal Report File # 18821121

FEATURE	S	SUBJEC					E SALE #4					E SALE	#5	1 110 #		PARABL		E # 6
Address 10580 Horse Cre				1034	40 McB				101:	55 McI			<i>"</i> 0	1057		se Cre		
Sunland, CA 910					and. C					land, C						ills, CA		
Proximity to Subject				0.34	miles	E			_	2 miles					miles			
Sale Price	\$						\$ 9	000,000				\$	999,999	_			\$	1,250,000
Sale Price/Gross Liv. Area	\$		sq.ft.	\$	258.40					222.9	2 sq.ft.			_	274.73	3 sq.ft.		, , , , , , , , , , , , , , , , , , , ,
Data Source(s)							205092;D0	OM 58					OM 29	_				9;DOM 8
Verification Source(s)							2 DOC #92			2543-0				_		035-01		-,
VALUE ADJUSTMENTS	DES	SCRIPTI	ION		SCRIPTI		+(-) \$ Adj			ESCRIP			Adjustment		SCRIPT			\$ Adjustment
Sales or Financing				Arml					Listi				· ·	Listin				
Concessions				Con						J					3			
Date of Sale/Time					14;c12	/13			Activ	ve				Activ	<u> </u>			
Location	N;Re	es;		N;Re					N;R					N;Re				-
Leasehold/Fee Simple	Fee S	Simple	;	FEE	SIMPL	LE			FEE	SIMP	LE			FEE	SIMP	LE		_
Site	1.03	ac		1.11				-3,600	34,5	554 SF			+10,300	36,69	97 SF			+8,100
View	B;Mtr	n;		B;Mt	tn;			·	В;М	ltn;				B;Mtı	า;			
Design (Style)	DT2;I	MEDIT	Γ	DT2	;MEDI	Τ		0	DT2	:MEDI	Т			DT2;	MEDI	Т		
Quality of Construction	Q3			Q3					Q3					Q3				
Actual Age	10			66				+5,600	9				0	10				_
Condition	СЗ			СЗ					СЗ					СЗ				
Above Grade	Total	Bdrms.	Baths	Total	Bdrms.	Baths			Total	Bdrms.	Baths			Total	Bdrms.	Baths		-5,000
Room Count	6		4.0	6	4	3.0		+5.000	6	4	4.0			7	5	5.1		-7,500
Gross Living Area	_	3,880			3,483	•		11,900	_		3 sq.ft.		-18.200			sq.ft.		-20,100
Basement & Finished	0sf	, - 55	Pro-se	0sf	,	1		,	0sf	.,	10.00		,==0	0sf	,	10.00		
Rooms Below Grade																		
Functional Utility	AVE	RAGE		AVF	RAGE				AVF	RAGE				AVE	RAGE			
Heating/Cooling		, CAC			A, CAC				_	A, CAC					, CAC			-
Energy Efficient Items	NON			NON					NON					NON				-
Garage/Carport	2ga2			2ga2						3dw			-5,000	_				-5,000
Porch/Patio/Deck	POR			POR						RCH			0,000	POR				0,000
POOL	NON			POC			<u> </u>	-10,000	_					NON				
ORIGINAL. LIST PRICE	N/A				9,000					100,00	n		0	\$1,25		າ		0
SALE-TO-LIST RATIO	N/A			95%					N/A					N/A	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			<u> </u>
Net Adjustment (Total)	14//				<u> </u>	٦-	\$	8,900	_		☒ -	\$	-12,900	_	+ [Ⅺ -	\$	-29,500
Adjusted Sale Price				Net A		1.0 %		0,000	Net A		1.3 %		12,000	Net Ac		2.4 %	_	20,000
of Comparables				Gross		4.0 %		908,900		•	3.4 %		987,099	l	•		\$	1,220,500
					, , iaj.	7.0 /0	IS C				U.T /0	Ψ					Ψ	1,220,000
Report the results of the research	h and ar	nalvsis o	of the o	nor sal	e or frans	sfer his	S Story of the su				narable :	sales (rei	oort additiona					
Report the results of the research	h and ar	nalysis o				sfer his	tory of the su	ubject proj	perty a	and com				prior s	ales on	page 3).	SALF#6
ITEM	h and ar	nalysis o		nor sak JBJECT		sfer his	tory of the su		perty a	and com			port additiona BLE SALE #	prior s	ales on	page 3).	SALE # 6
ITEM Date of Prior Sale/Transfer	h and ar	nalysis o				sfer his	tory of the su	ubject proj	perty a	and com				prior s	ales on	page 3).	SALE # 6
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Case 2:14-bk-10349-ER Doc 84-1 Filed 11/26/14 Entered 11/26/14 Entered 11/26/14 Filed 11/26/14 Entered 11/26

Exhibits A-C Page 10 of 34 Supplemental Addendum

_			1110 NO. 1002 112 I	
Borrower/Client	JORGE ANDRADE			
Property Address	10580 Horse Creek Ave			
City	Sunland	County LOS ANGELES	State CA Zip Code 91040	
Lender	BAYVIEW LOAN SERVICING	G		

File No. 18821121

• Exterior-Only: Sales Comparison Analysis - Summary of Sales Comparison Approach

DUE TO THE LACK SUITABLE COMPARABLE PROPERTIES WITHIN 1 MILES RADIUS, AND CLOSED SALES DATE
WITHIN LAST 6 MONTHS. THE SEARCH PARAMETERS WERE THEN EXPANDED TO TRANSACTION DATED WITHIN 12
MONTHS WITHIN 1 MILES RADIUS FROM THE SUBJECT PROPERTY. ALL THE COMPARABLES WERE SELECTED
SHARE THE SAME SCHOOL DISTRICT. USING THE EXPANDED SEARCH PARAMETERS 4 CLOSED SALES AND 2
LISTINGS COMPARABLES WERE FOUND TO BE MOST SUITABLE COMPARABLES AND ARE INCLUDED IN THE
SALES COMPARISON APPROACH.

COMPS 1-4 ARE THE MOST RECENTLY CLOSED ESCROW SALES THAT ARE CONSIDERED TO BE THE MOST SIMILAR TO THE SUBJECT PROPERTY BOTH GEOGRAPHICALLY AND PHYSICALLY. COMP #5 AND COMP #6 ARE MLS LISTINGS IN ACTIVE STATUS. BASE ON SUBJECT'S SURROUNDING MARKET ANALYSIS AND NOTED MARKET REACTION IN THE AREA, OPINION DOLLAR ADJUSTMENTS MADE FOR BEDROOM UTILITY ADJUSTED AT \$5,000 EACH, FULL BATHROOM UTILITY ADJUSTED AT \$2,500 EACH, GLA ADJUSTMENTS WERE CALCULATED AT \$30 PER SQ. FT., AND LOT SIZE ADJUSTMENT AT \$1 PER SQ. FT.; POOL AT \$10,000. GARAGE AT \$5,000 EACH. NO MARKET CONDITION ADJUSTMENTS WERE MADE DUE TO MARKET SHOWING STABILITY.

MOST WEIGHTS IS GIVEN TO THE COMPARABLES WITH THE LEAST GROSS PERCENTAGE ADJUSTMENTS IN ARRIVING AT THE INDICATED VALUE FOR THE SUBJECT PROPERTY. WEIGHT IS GIVEN FOR SIMILAR AGE, LOCATION, GLA, ROOM COUNT, AND AMENITIES. ALL COMPS ARE ALSO FOUND TO BE THE MOST SIMILAR AND THE MOST RECENT IN SALES INFORMATION AVAILABLE.

FINANCING OF SALES HAS BEEN ANALYZED AND ADJUSTMENT WAS NOT DEEMED WARRANTED.

Subject Exposure Time:

MY RESEARCH INDICATES THAT THE REASONABLE EXPOSURE TIME FOR THE SUBJECT PROPERTY, AS REQUIRED BY USPAP RULE 1-2c FOR THIS REPORT, IS BASED ON THE DATA COLLECTED USING THE NDCDATA, REALIST & MRMLS ALLIANCE DATABASE, AND IS EXPECTED TO BE BETWEEN 0-90 DAYS. THIS EXPOSURE TIME IS REFLECTIVE OF THE SUBJECT'S COMPETING MARKET AS INDICATED BY THE ACTIONS OF TYPICAL BUYERS AND SELLERS.

Case 2:14-bk-10349-ER Doc 84-1 Filed 11/26/14 Entered 11/

			Appraisai Repor		18821121	
The purpose of this addendum is to provide the lender		•		litions prevalent i	n the subject	
neighborhood. This is a required addendum for all ap	praisal reports with an effe		il 1, 2009.	Olata on	71D 0 - 1 - 0 4	
Property Address 10580 Horse Creek Ave		City Sunland		State CA	ZIP Code 91	040
Borrower JORGE ANDRADE Instructions: The appraiser must use the information	required on this form as t	the basis for his/her cons	lucione, and must provide s	innort for those	onclueione roo	arding
housing trends and overall market conditions as repo						_
it is available and reliable and must provide analysis a						OXIOII
explanation. It is recognized that not all data sources	,					data
in the analysis. If data sources provide the required in	•					
average. Sales and listings must be properties that co	-			-	•	
subject property. The appraiser must explain any anor	malies in the data, such a	s seasonal markets, new	construction, foreclosures, e	etc.		_
Inventory Analysis	Prior 7–12 Months	Prior 4–6 Months	Current – 3 Months		Overall Trend	
Total # of Comparable Sales (Settled)	2	2	2	Increasing	Stable St	Declining
Absorption Rate (Total Sales/Months)	0.33	0.67	0.67	Increasing		Declining
Total # of Comparable Active Listings	1	3	4	Declining	Stable Stable	Increasing
Months of Housing Supply (Total Listings/Ab.Rate) Median Sale & List Price, DOM, Sale/List %	3.0 Prior 7–12 Months	4.5 Prior 4–6 Months	6.0 Current – 3 Months	Declining	Stable Overall Trend	Increasing
Median Comparable Sale Price	975,000	990,000	995,000	Increasing		Declining
Median Comparable Sales Days on Market	90	75	81	Declining	Stable	Increasing
Median Comparable List Price	985,000	1,000,000	1,000,000		Stable Stable	Declining
Median Comparable Listings Days on Market	90	90	95	Declining	Stable	Increasing
Median Sale Price as % of List Price	99	99%	99.5%	Increasing	Stable	Declining
Seller-(developer, builder, etc.)paid financial assistand				Declining	⊠ Stable	Increasing
Explain in detail the seller concessions trends for the						
fees, options, etc.). SELLER CONCESSION						THS
CLOSING COSTS APPEAR STABLE AN	D ARE ESTIMATED	AT APPROXIMATE	LY 2-6% OF COMPA	RABLE SALE	PRICES.	
						_
Are foreclosure sales (REO sales) a factor in the mark	et? Yes N	o If yes evolain (inclu	ding the trends in listings an	nd cales of force!	nead proportioe)	
THERE IS AN AVERAGE NUMBER OF F		, , , , , , , , , , , , , , , , , , ,				
APPEAR TO HAVE STABILIZED OVER T						
WAS OBTAINED FROM DATAQUICK IN						
HUNTING IN AFFORDABLE AREAS WH						
FORECLOSURE ACTIVITY REMAINS AT	HISTORICALLY HI	IGH LEVELS.				
Cite data sources for above information. MULT	IPLE LISTINGS ALL	LIANCE & NDCDAT	A.			
0 : 1 1 : ():				1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
Summarize the above information as support for your			opraisal report form. If you us	ed any additiona	l information, su	uch as
		a valur a analusiana aravi	do both on similanation and o	nnort for		
an analysis of pending sales and/or expired and without					onclusions.	
Based on the information taken from the r	nls over the past twe	elve months, and as	stated in the chart abo	ve, demand	onclusions. for propertie	s similar to
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Email Address admin@jmdintegration.com Freddie Mac Form 71 March 2009

Page 1 of 1

Fannie Mae Form 1004MC March 2009

Email Address

Case 2:14-bk-10349-ER Doc 84-1 Filed 11/26/14 Entered 11/

	Exhibits A-C	
orrower/Client	JORGE ANDRADE	File No. 18821121
roperty Address	10580 Horse Creek Ave	
Gity		LOS ANGELES State CA Zip Code 91040
ender	BAYVIEW LOAN SERVICING	
APPRAIS	AL AND REPORT IDENTIFICATION	
This Report	t is <u>one</u> of the following types:	
	 	
Appraisa	al Report (A written report prepared under Standards Rule	2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
D	And (A wellton would be considered Duly	and the second to the Course of West, and disclosed elevations in this world
Restrict	ted (A written report prepared under Standards Rule restricted to the stated intended use by the specific	2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report,
Арріаізі	a Report Testricted to the stated interlaced use by the specific	a chart of intalacta asol.)
Camman	nto an Standarda Bula 2 2	
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I certify that, to t	the best of my knowledge and belief:	
	nts of fact contained in this report are true and correct.	
		sumptions and limiting conditions and are my personal, impartial, and unbiased professional
	ns, and conclusions.	
		that is the subject of this report and no personal interest with respect to the parties involved.
	tely preceding acceptance of this assignment.	other capacity, regarding the property that is the subject of this report within the three-year
	is with respect to the property that is the subject of this report or the pa	ties involved with this assignment
	nent in this assignment was not contingent upon developing or reporting	
		pment or reporting of a predetermined value or direction in value that favors the cause of the
		urrence of a subsequent event directly related to the intended use of this appraisal.
— My analyses,	, opinions, and conclusions were developed, and this report has been p	repared, in conformity with the Uniform Standards of Professional Appraisal Practice that were
in effect at the ti	ime this report was prepared.	
	wise indicated, I have made a personal inspection of the property that is	· · · · · · · · · · · · · · · · · · ·
		ance to the person(s) signing this certification (if there are exceptions, the name of each
individual providi	ling significant real property appraisal assistance is stated elsewhere in	this report).
0	ate an Americal and Daniel Identifi	
	nts on Appraisal and Report Identifi	
=	SPAP related issues requiring disclosure and any	
	·	ANY OTHER CAPACITY, REGARDING THE PROPERTY THAT IS THE
		ITHS PERIOD IMMEDIATELY PRECEDING ACCEPTANCE OF THIS
ASSIGNMEN	NT; I HAVE NO CURRENT OR PROSPECTIVE INTERI	EST IN THE SUBJECT PROPERTY OR THE PARTIES INVOLVED.
APPRAISER	R:	SUPERVISORY or CO-APPRAISER (if applicable):
Ciamatum	All I	Cinnature
Signature: —— Name: JOHN	I C DAN	Signature:
IVAILIE. JOHN	I.C. PAIN.	Name:
State Certification	nn #·	State Certification #:
	e#: AL042283	or State License #:
	Expiration Date of Certification or License: 03/27/2015	State: Expiration Date of Certification or License:
	re and Report: 10/11/2014	Date of Signature:
	f Appraisal: 10/10/2014	<u> </u>
Inspection of Su	ubject: None Interior and Exterior Exterior-Only	Inspection of Subject: None Interior and Exterior Exterior-Only
D	on (if applicable): 10/10/2014	Date of Inspection (if applicable):

File No. 18821121

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

Case 2:14-bk-10349-ER Doc 84-1 Filed 11/26/14 Entered 11/

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

n3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

06

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of) square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

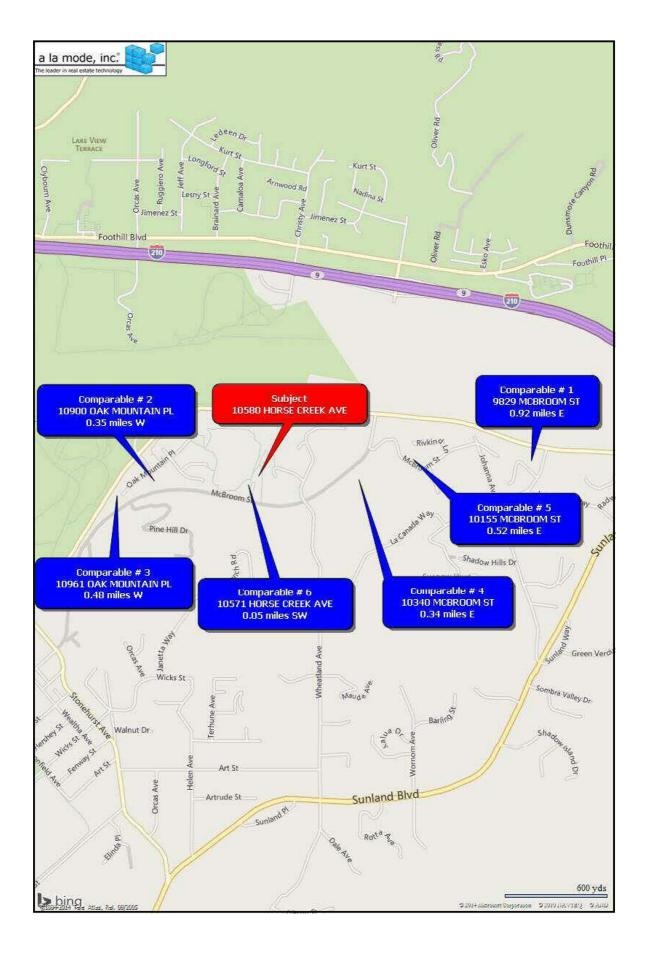
Case 2:14-bk-10349-ER Doc 84-1 Filed 11/26/14 Entered 11/26/14 Entered 11/26/14 Filed 11/26/14 Entered 11/26 UNIFORM APPRAYSA 10 TO A TASET (1949) DEPAINT TONS ADDENDUM (Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Abbreviations Used in Data Standardization Text

Abbreviation	Full Name	Fields Where This Abbreviation May Appear
<u>A</u>	Adverse	Location & View
ac	Acres	Area, Site
_AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
ArmLth	Arms Length Sale	Sale or Financing Concessions
AT B	Attached Structure Beneficial	Design (Style) Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
C	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
ср	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
CV	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (Style)
dw	Driveway	Garage/Carport
<u>e</u>	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
g	Garage	Garage/Carport Garage/Carport
ga	Attached Garage Built-in Garage	Garage/Carport
gbi gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
MR	Mid-rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
0	Other	Basement & Finished Rooms Below Grade
0	Other	Design (Style)
op DJ:	Open	Garage/Carport
Prk Pstrl	Park View Pastoral View	View View
PwrLn	Power Lines	View
PubTrn	Public Transportation	Location
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
RT	Row or Townhouse	Design (Style)
s	Settlement Date	Date of Sale/Time
SD	Semi-detached Structure	Design (Style)
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
sqm	Square Meters	Area, Site
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
W	Withdrawn Date	Date of Sale/Time
wo_	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
	1	1

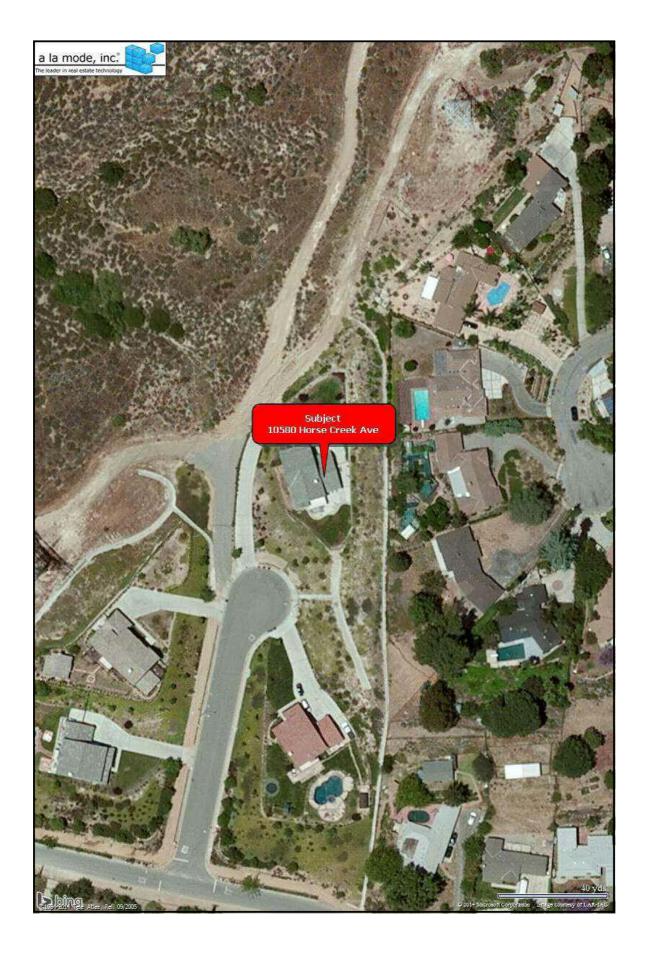
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Borrower/Client	JORGE ANDRADE				
Property Address	10580 Horse Creek Ave				
City	Sunland	County LOS ANGELES	State CA	Zip Code 91040	
Lender	BAYVIEW LOAN SERVICING				



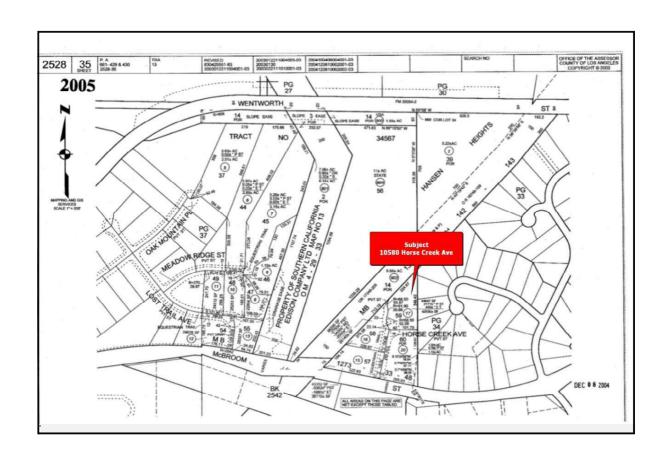
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Borrower/Client	JORGE ANDRADE				
Property Address	10580 Horse Creek Ave				
City	Sunland	County LOS ANGELES	State CA	Zip Code 91040	
Lender	BAYVIEW LOAN SERVICING				



Case 2:14-bk-10349-ER Doc 84-1 Filed 11/26/14 Entered 11/26/<u>Man 23 (48) 47 | թ. Dec s</u>c Exhibits A-**Plat** Page 18 of 34

Borrower/Client	JORGE ANDRADE				
Property Address	10580 Horse Creek Ave				
City	Sunland	County LOS ANGELES	State CA	Zip Code 91040	
Lender	BAYVIEW LOAN SERVICING			•	



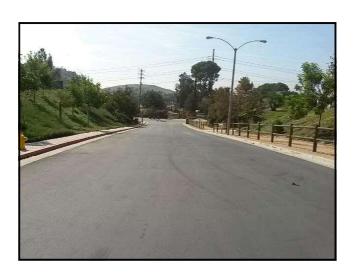
Borrower/Client	JORGE ANDRADE				
Property Address	10580 Horse Creek Ave				
City	Sunland	County LOS ANGELES	State CA	Zip Code 91040	
Lender	BAYVIEW LOAN SERVICING				



Subject Front 10580 Horse Creek Ave



Subject Street Right View



Subject Street Left View

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Borrower/Client	JORGE ANDRADE				
Property Address	10580 Horse Creek Ave				
City	Sunland	County LOS ANGELES	State CA	Zip Code 91040	
Lender	BAYVIEW LOAN SERVICING				



Comparable 1

9829 McBroom St



Comparable 2

10900 Oak Mountain Pl



Comparable 3

10961 Oak Mountain Pl

Case 2:14-bk-10349-ER Doc 84-1 Filed 11/26/14 Entered 11/26/<u>Man ជិខិណុង នេះជា ក្រាម ខេត</u>្ត c Exhibits ក្នុង ក្រោម ក្រុង ខ្លួច 34

Borrower/Client	JORGE ANDRADE				
Property Address	10580 Horse Creek Ave				
City	Sunland	County LOS ANGELES	State CA	Zip Code 91040	
Lender	BAYVIEW LOAN SERVICING	·			



Comparable 4

10340 McBroom St



Comparable 5

10155 McBroom St



Comparable 6

10571 Horse Creek Ave

Case 2:14-bk-10349-ER Doc 84-1 Filed 11/26/14 Entered 11/26/<u>Man 23 (24/88) 44 71 թա թա</u>ց c Exhib**its of Graph Addicad** of 34

Borrower/Client	JORGE ANDRADE				
Property Address	10580 Horse Creek Ave				
City	Sunland	County LOS ANGELES	State CA	Zip Code 91040	
Lender	BAYVIEW LOAN SERVICING				



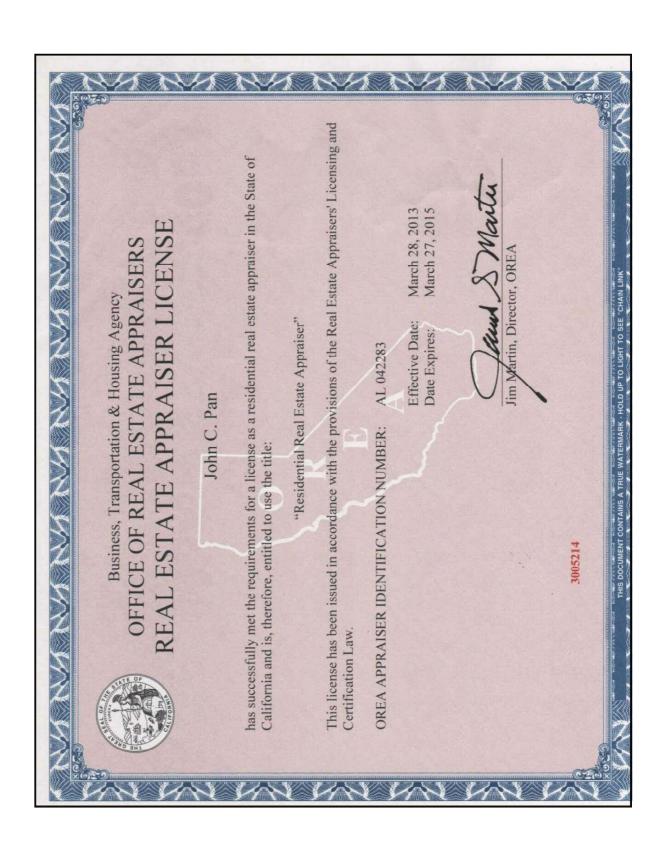
MLS Photo for Comp #4 10340 McBroom St



MLS Photo for Comp #5 10155 McBroom St

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_					
Borrower/Client	JORGE ANDRADE				
Property Address	10580 Horse Creek Ave				
City	Sunland	County LOS ANGELES	State CA	Zip Code 91040	
Lender	BAYVIEW LOAN SERVICING	·		•	





General Star National Insurance Company P O Box 10360 (Attn: GSN) Stamford, Connecticut 06904

REAL ESTATE APPRAISERS ERRORS & OMISSIONS INSURANCE POLICY

DECLARATIONS PAGE

This is a claims made and reported policy. Please read this policy and all endorsements and attachments carefully.

Policy Number: NJA858552C Renewal of Number: NJA858552B

1. NAMED INSURED: John C. Pan

STREET ADDRESS:

610 Tamarac Drive Pasadena, CA 91105

2. POLICY PERIOD: Inception Date: 08/13/2014 Expiration Date: 08/13/2015

Effective 12:01 a.m. Standard Time at the address of the Named Insured.

3. LIMITS OF LIABILITY:

Each Claim: \$1,000,000 Aggregate: \$2,000,000

Claim Expenses have a separate Limit of Liability:

Each Claim: \$1,000,000 Aggregate: \$2,000,000

4. DEDUCTIBLE: Each Claim: \$0 Aggregate: \$0

5. RETROACTIVE DATE: 08/13/2009

If a date is indicated, this policy will not provide coverage for any **Claim** arising out of any act, error, omission or personal injury which occurred before such date.

6. ANNUAL PREMIUM: \$750.00

TOTAL Premium and Taxes/Surcharge : \$750.00

7. ENDORSEMENTS:

This policy is made and accepted subject to the printed policy form together with the following form(s) or endorsement(s).

AP 00 0001 (06/11), AP 04 0001 (06/11), AP 21 0002 (06/11), AP 27 0004 (06/11), AP 01 0004CA (06/11), AP 08 0005CA (06/2011),

8. PRODUCER NAME: Mercer Consumer

STREET ADDRESS: P. O. Box 8146

Des Moines, IA 50306-8146

Authorized Representative

Cuns Moore

Producer Code: 26460 Class Code: 73128

Date: 07/15/2014
AP 10 0001 06 11 © Copyright 2011, General Star Management Company, Stamford, CT

Page 1 of 1

Exhibit "B"

Homes VRentals VMortgages VAgents VAdvice VLocal VHome design VMore VSign in or Join

MENU GET MORE INFO ♥ SAVE GET UPDATES REPORT HOME MORE -

City, State, or Zip

Advertise 🔞 Q

California - Los Angeles - Shadow Hills - 10580 Horse Créek Ave



10580 Horse Creek Ave, Shadow Hills, CA 91040

4 beds · 3.5 baths · 3,880 sqft

INISHORT SALE SHORT SALE SHORT SALE INWOW!!!! LOCATED IN A GATE COMMUNITY OF RANCHO VERDUGO(SAHDOW HILLS) BUILT IN 2004 W/ 4 BEDROOMS + BATHROOMS /A MASTER SUIT W/ TWO WALLK-IN CLOSETS/BALCONY/JACUZZI TUB/UPSTAIR LOFT /DOWNSTAIRS BEDROOM WITH PRIVATE BATHROOM/FAMILY ROOM W FIRE PLACE /FORMAL DINING NICE FRONT AND BACK YARD WITH MOUNTAIN AND VALLEY ESPECTACULAR VIEW.

FACTS

- Lot: 0.53 acres
- Single Family
- Built in 2004
- Cooling: Central
- · Heating: Other

OFF MARKET

Get prequalified with Chase

Zestimate*: \$1,114,838

Rent Zestimate*: \$4,098/mo

 Last sold: Sep 2004 for \$815,000

County website See data sources

More ✓

Zestimate Details

Add owner estimate

Zestimate 🚱

\$1,114,838

Zestundin range

11.25M

[-\$4] Last 30 days

Rent Zestimate 🚱

Zestimate rance

\$4.098/mo

Zestimate forecast \$TX XeX extravate forecast

Есерге a free account. One year

1 year 5 years 10 years

CONTACT A FORECLOSURE SPECIALIST

Find foreclosure specialists In your area. Visit

our professional directory. Find a foreclosure specialist



Similar Homes for Sale



FOR SALE \$1,050,000

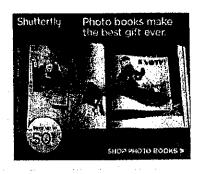
4 beds, 3.5 baths, 3880 s. . 10575 Lost Trail Ave. Sha...



FOR SALE

\$1,299,000 4 beds, 4.0 baths, 4100 s ... 10027 Mehraom St # NE .

See listings near 10580 Horse Creek Ave



Nearby Similar Sales

SOLD: \$1,050,000

Sold on 1/14/2014 4 beds. 4.0 baths, 4188 agh.

10634 Lost Trail Ave, Shanow Hills, CA 91040

SOLD: \$1,025,000 Sold on 1/24/2014 5 berts, 5.8 barns, 3801 sqft. 10900 Oak Mountain Pl, Shadow Hills, CA 91...

SOLD: \$925,000 Sold on 9/30/2014

5 bads, 5.0 baths, 4188 soft 10961 Oak Mountain Pl, Shadow Hills, CA 91...

Zestimate +

This home

10580 Horse Creek Ave, Shadow High Exhibits A-C Page 27 of 34

Shadow Hills --Los Angeles -- Son sales similar to 10580 Horse Creek Ave

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Wells Fargo Home Mortgage www.wetlstargo.com/mortgage Get Prequalified with Wells Fargo

Looking to rent? www.equifax.com Learn your Equilax Credit Score

Price History

DATE	EVENT	PRICE	\$/SQFT	SOURCE	
08/20/09	Listing removed	\$950,000	\$244	Home Team Real,	×
08/02/09	Listed for sale	\$950,000 ±16.6%	\$244	Home Team Real	۳
09/01/04	Sold	\$815,000 -7.4%	\$210	Public Record	•
More ~					



Popularity on Zillow

3 shoppers saved this home to their list of favorites

Home Expenses

Neighborhood

MARKET GUIDE

Zillow predicts Shadow Hills home values will increase 1.3% next year, compared to a 2% rise for Los Angeles as a whole. Among. More V

Home Values

Listings

View larger map

Nearby Schools in Los Angeles

SCHOOL RATING		GRADES DIS	TANCE
5 out 50%	Stonehurst Avenue Elementary (assigned)	K-5	1.0 mi
3 mm of 19	Charles Maciay Middle (assigned)	6-8	2.8 mi
6	Verdugo Hills Senior High (assigned)	7-12	3.9 mi
	reatSchools.org 👽		
More scho	ools in Los Angeles		

Contact a foreclosure specialist

Find foreclosure specialists in your area. Visit our professional directory.

NEARBY CITIES

Homes For Sale in Glendale Homes For Sale in Inglewood Homes For Sale in Lancaster NEARBY NEIGHBORHOODS

Homes For Sale in Civic Center-Little Tokyo

Homes For Sale in Fashion District

NEARBY ZIP CODES

Homes For Sale in 90004 Homes For Sale in 90011 Homes For Sale in 90019 OTHER SHADOW HILLS TOPICS

Apartments for Rent in 91040 Houses for Sale in 91040 Houses for Rent in 91040

Case 2:14-bk-10349-ER Doc 84-1, Filed 11/26/14 Entered 11/26/14 23:48:47 Desc 10580 Horse Creek Ave, Shadow Hills High A-C - Page 4 of 4

Homes For Sale in Long Beach

Homes For Sale in Hollywood

Homes For Sale in 90025

91040 Real Estate

Homes For Sale in Los Angeles

Homes For Sale in Koreatown

Homes For Sale in 90026

Los Angeles Condos

Homes For Sale in Mid City

More

More

10580 House Creek Ave, Shadow Hills, CA, 91040 is a single family home of 3.880 sqft on a lot of 23,000 sqft (or 0.53 acres). Zillow's Zestimate® for 10580 Horse Crosk size is \$1,114,838 and the Bern Zestimate® is \$4,098/mo. This single family home has 4 bedrooms, 3.5 baths, and was built in 2004. The 4 bed single family home at 10575 cost Trail Ave in Shadow Hills is comparable and for sale for \$1,050,000. This home is located in Shadow Hills, Shadow Hills in zip code 91040. Civic Center-Little Tokyo and Fashion District are nearby neighborhoods. Nearby ZIP codes include 91342 and 90046. Kagel Canyon, Glendale, and Santa Clarita are nearby cities

ADVERTISE TERMS OF USE & PRIVACY AD CHOICE BLOG MOBILE APPS

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Exhibit "C"

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10575 Lost Trail Ave, Shadow Hills, CA 91040

4 beds · 3.5 baths · 3,880 sqft

This 3880 square foot single family home has 4 bedrooms and 3.5 bathrooms. It is located at 10575 Lost Trail Ave Shadow Hills, California. Morev

FACTS

- Lot: 0.59 acres
- Single Family

-

MENU

- Built in 2004
- 149 days on Zillow
- Cooling: Central
- Heating: Wall
- Last sold: Aug 2004 for \$830,000
- Price/sqft: \$271

FEATURES

- · Cable Ready
- Ceiling Fan
- Controlled Access
- Fireplace
- · Flooring: Carpet, Tile
- Garden
- Gated Entry
- · Jetted Tub

More v

- Lawn

- Security System
- · Sprinkler System

County website. See data sources.

\$1,050,000 Zestimate®: \$1,107,946

\$3,880/mo la • Get Pre-Approved on Zillow

New homes in Porter Ranch from the \$800s

Est. Mortgage

- · Parking: Garage -Attached, 3 spaces
- RV Parking
- View: Mountain
- Wired

Phone (Optional)

Note: owner will work with buyer's agents

GET MORE INFORMATION

Call: (562) 857-6955

👤 Your Name

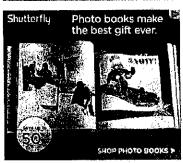
Lam interested in 10575 Lost Trail Ave, Shadow Hills, CA 91040.

Contact Owner

City, State, or Zip

Q

Start Your New Home Search Now *Toll Brothers*



Nearby Similar Sales

SOLD: \$1,050,000

Sold on 1/14/2014 4 beds, 4 0 baths, 4188 soft 10634 Lost Trail Ave, Shadow Hills, CA 91040

SOLD: \$1,025,000

Sold on 1/24/2014

5 feeds, 5 0 daths, 3801 sqfr.

10990 Oak Mountain Pl, Shadow Hdis, CA 91 ..

SOLD: \$925,000

Sold on 9/30/2014 5 beds, 5.0 baths, 4188 suit 10961 Oak Mountain Pt. Shadesvielf . CA 91

See sales similar to 10575 Lost Trail Ave

Featured Partners

Zestimate Details

Add owner estimate

Case 2:14-bk-10349-ER Doc 84-1, Filed 11/26/14, Entered 11/26/14 23:48:47 Desc 10575 Lost Trail Ave, Shadow Hills Exhibits 42-6 Forage 32:00:34

Zestimate 🚱 \$1,107,946 (+\$13,909) Last 30 days

\$1.01M \$1.25M

Zestimare lange

Rent Zestimate 8

\$4,150/mo

-\$54 Last 30 days \$2.28 \$6.2K

Zestimate range

Zestimate forecast

\$1XXXXXXXXXIVX forecast -€ceage a free account Ç. J. Öne year.

Free Equifax Credit Score www.copn.com view Your Equalax 3-Bureau Credit **Жейа∮атда БризоМо**гідаде

www.wellsfargo.com/mortgage Get Prequalified with Wells Fargo

Looking to rent? www.equifax.com Learn your Equifax Credit Score

il.

Zestimate -

This home. Shadow Hills --

Los Angeles --

1 year 5 years 10 years

Popularity on Zillow

1,135 views since listing 1,228 all-time (chart)

Home Expenses

Neighborhood

MARKET GUIDE

Zillow predicts Shadow Hills home values will increase 1.3% next year, compared to a 2% increase for Los Angeles as a whole. Among... More \vee

Home Values

Listings

View larger map

Nearby Schools in Los Angeles

SCHOOL	RATING		GRADES D	STANCE
5 out of 10	Stonenurst Avenue Elementary (assign	· ed)	K-5	0.9 mi
3 ner at 10	Charles Maclay Middle (assigned)		6-8	2.6 mi
6 Seet 3.10	Verdugo Hilbs Senior High (assigned)		7-12	4.2 mi
•	ireatSchools.org 😯		•	. ,
Get	more information 857-6055 Wher will work with buyer's	L Your Name		
a6c.103		 Phone (Optional) 		

Lam interested in 10575 Lost Trail Ave, Shadow Hills, CA 91040.

Contact Owner

NEARBY CITIES

Homes For Sale in Glendale Homes For Sale in Inglewood Homes For Sale in Lancaster Homes For Sale in Long Beach Homes For Sale in Los Angeles

NEARBY NEIGHBORHOODS

Homes For Sale in Civic Center-Little Tokyo Homes For Sale in Fashion District Homes For Sale in Hollywood Homes for Sale in Koreatown Homes For Sale in Mid City

NEARBY ZIP CODES

Homes For Sale in 90004 Homes For Sale in 90011 Homes For Sale in 90019 Homes For Sale in 90025 Homes For Sale in 90026

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10575 Lost Trail Ave, Shadow Hills, CA. 91040 is a single family home of 3.880 sqft on a lot of 25.531 sqft (or 0.59 acres). Zifiow's Zestimate® for 10575 Lost Trail Ave is \$1,557,946 and the Root Zestimare® is \$4,150/mo. This single family frome hos 4 bedrooms, 3.5 baths, and was built in 2004. Civic Center-Little Tokyo and Fashion Distracture searby neignborhoods. Nearby ZIP codes include 91342 and 90046, Kagal Canyon, Glendale, and Santa Clarica are nearby clues.

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